Robert Ellis

look no further...

Calverton Close,
Toton, Nottingham
NG9 6GW

£195,000 Leasehold
75% Share

A TWO BEDROOM MID BUNGALOW WHICH IS PART OF THIS HIGH QUALITY RETIREMENT DEVELOPMENT SITUATED OFF SWINEY WAY IN TOTON.

Robert Ellis are pleased to be instructed to market this two bedroom bungalow which offers an ideal opportunity for someone to purchase a 75% share of a lovely home which will allow them to live on one level accommodation which is easily accessible to the Tesco superstore on Swiney Was as well as many other amenities and facilities provided by the area. The property is easily maintained and for the size of the accommodation, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is situated on a quiet walkway and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation benefits from gas central heating and double glazing and includes an enclosed porch with an outside store off, a reception hall leading to the lounge which has patio doors leading out to the seating area at the rear, the kitchen is fitted with wall and base units, there are two bedrooms, the main bedroom having fitted furniture and the bathroom has been changed into a shower room. Outside there is an easily managed garden area at the front, a patio seating area at the rear, communal lawned gardens and parking for residents and visitors is provided.

The property is within a few minutes walk of the Tesco superstore on Swiney Way, there are many other retail outlets found in the nearby towns of Beeston and Long Eaton and also at the Chiwlell Retail Parks where there is a M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, the latest extension to the Nottingham tram system which terminates at Toton, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
A fully enclosed porch with a half double glazed front door and a double glazed window to the side, built-in storage cupboard which can also be accessed from the front and a door with two inset opaque double glazed panels leading into:

Reception Hall
Radiator, hatch to loft, built-in cloaks cupboard and an airing/storage cupboard.

Lounge/Sitting Room
17'4 x 10'6 approx (5.28m x 3.20m approx)
Double glazed patio doors leading out to the garden at the rear, coal flame effect electric fire set in an Adam surround with an inset and hearth, radiator, cornice to the wall and ceiling and a TV aerial point.

Kitchen
8'9 x 8'8 approx (2.67m x 2.64m approx)
The kitchen is fitted with a 1½ bowl sink and a mixer tap set in an L shaped work surface with space for an automatic washing machine, cupboards and drawers below, space for an upright cooker, work surface with cupboard under, space for an upright fridge/freezer, upright shelved pantry cupboard, matching eye level wall cupboards, double glazed window with fitted roller blind to the front, tiling to the walls by the work surface areas, radiator and a wall mounted boiler.

Bedroom 1
13'8 to 11'7 x 9'10 approx (4.17m to 3.53m x 3.00m approx)
Double glazed window with fitted vertical blinds to the front, double fitted wardrobe having sliding doors, cupboards over the bed position with drawers to either side, further wardrobe, dressing table with cupboards, drawers and shelves below and a radiator.

Bedroom 2
9'5 x 8'3 approx (2.87m x 2.51m approx)
Double glazed window with fitted blinds to the front and a radiator.

Shower Room
The shower room is fully tiled and has a corner shower with a Triton shower, tiling to two walls, a glazed pivot door and protective glazed screen, pedestal wash hand basin and a low flush w.c., radiator with a rail over, mirror to the wall by the sink and also a mirror to a second wall, shelved corner cupboard and an extractor fan.

Outside
At the front of the property there are pebbled areas which help to keep maintenance to a minimum and a slabbed path leading to the front door and outside store.

At the rear of the bungalow there is a slabbed area with a border which leads onto a communal lawned garden which has natural screening and fencing running along the boundary and there is an outside light at the rear of the bungalow.

Directions
Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and the property can be identified by our for sale board.
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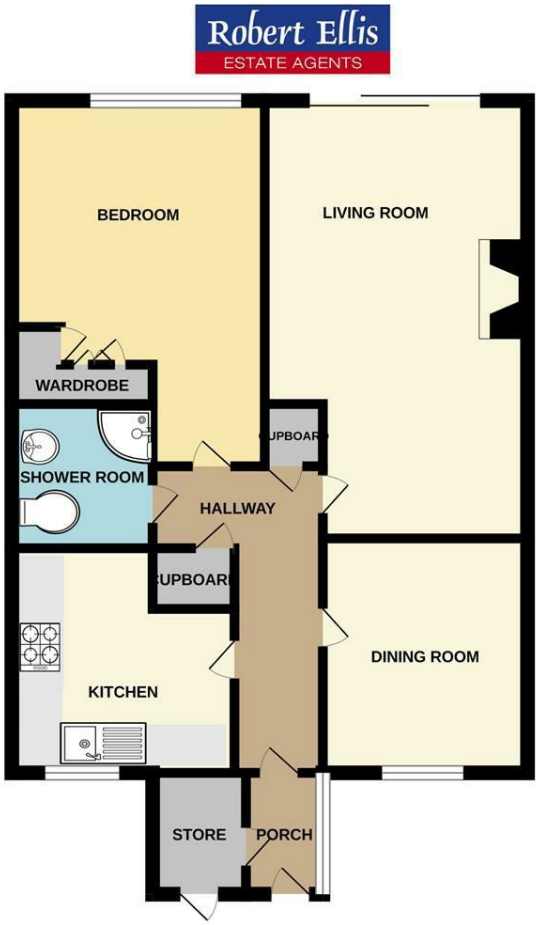
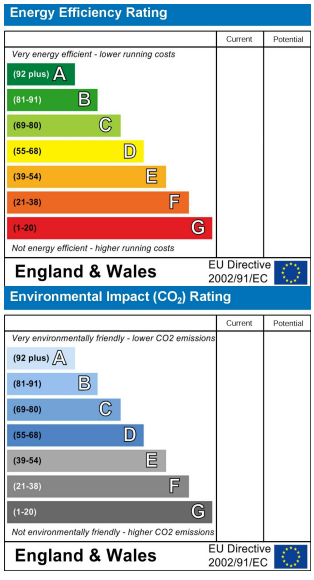
Agents Notes
The property is leasehold with a 149 year which commenced 31st July 1992 and we have been informed £135 pcm is paid to the management company.

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 20mbps Ultrafast 100mbps
Phone Signal – 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818